

AH Committee

From: Keegan Flaherty <keeganflaherty48@gmail.com>
Sent: Tuesday, October 13, 2020 1:50 PM
To: AH Committee; Alison N. Stewart
Cc: Kali Watson; Chris Flaherty; Patti Barbee; Alicia Ruelke
Subject: Hale O Pi'ikea Presentations
Attachments: Affordable Housing Committee Board Presentation JK 10-08-20 FINAL.pdf; Hale O Pi'ikea Phase 1 County Presentation.pdf

Per Alison's request, see the attached presentations we anticipate using for the committee meeting. The first will be a short presentation by the Krausz company, which has the master planned community development project. We will then present a more detailed presentation of the affordable housing project, which is the basis for our grant request. If you have any questions or need additional information, please let me know. Looking forward to the council meeting.

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Sincerely,
Keegan Flaherty
‘Ikenākea Development LLC
Direct: (209) 244-8544
Office: (808) 466-4685

D O W N T O W N
K I H E I



Maui Real Estate

SUPERCUTS





Luakahi

Laumakani Loop

Lipoa Dr

Nohokai St

S Kihei Rd

Piikea Ave

Manino Circle

Uunuu Rd

Kihei
an

W Lipoa St

E Lipoa St

Kupalaiki Loop



Kihei-Makena Community Plan

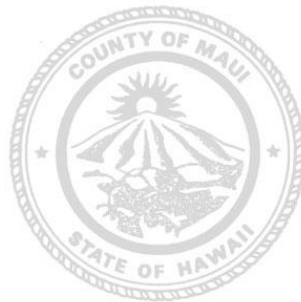


COUNTY OF MAUI

KIHEI-MAKENA COMMUNITY PLAN

County of Maui

“Establish a distribution of land uses which provides housing, jobs, shopping, open space and recreation areas in close proximity to each other in order to enhance Kihei’s neighborhoods and to minimize dependence on automobiles.”



(per the Kihei-Makena Community Plan, Part III, Section B, Item F)

Create a fun, exciting and affordable place to live, work and shop that meets the desires and wishes of the community as outlined in the Kihei-Makena Community Plan.

The Maui News

- July 20, 2017 'Megamall' may be in the past but resistance to smaller project lingers

STATE LAND USE COMMISSION DRAWS A CROWD

Cody Nemet Tuivaiti, a member of the Kula Kai Aha Moku Council, spoke out against the Pi'ilani Promenade project, saying its environmental impact statement felt "incomplete and force fed." • The Maui News / MATTHEW THAYER photo

Members of the Kihei Community Association wore T-shirts that said, "Build Housing Not Malls."

The commission recessed after nearly three hours of testimony. The panel is scheduled to return at 8:30 a.m. today to hear a project presentation by developer Sarofim Realty Advisors of Dallas. The commission will reconvene in the Morgado meeting room on the second floor of the Maui Arts & Cultural Center.

Much of the opposition stemmed from testifiers who said the project's environmental impact statement didn't adequately or completely address drainage, traffic, environmental or Native Hawaiian cultural issues. Project supporters said it would provide much-needed housing, jobs and more conveniently located shopping options for South Maui residents.

Kihei resident Ronald Vaught said former project plans were rejected "and rightly so," but "now this developer has brought the plan back into focus. They're going to bring an excellent selection of commercial and industrial businesses, and I welcome them into my neighborhood."

Vaught added that: "I have read this EIS, (and) I see that much work has gone into it and strongly believe it to protect me and my neighbors."

Kihei Community Association President Mike Moran said the nonprofit community group opposes the project in its current configuration. He pointed out that the Kihei-Makena Community Plan was designed to "prevent further sprawl and concentrate commercial activities makai of Piilani Highway." And, the proposed Pi'ilani Promenade site is not among commercial sites approved by that plan, he said.

"Our community needs affordable housing, like the 100 percent affordable rental housing directly across from this site . . . not a huge, unneeded commercial entity with a smattering of such housing," Moran said.



**BUILD
HOUSING
NOT MALLS**

07/20/2017 09:42

- Maui County made it easier to include affordable housing in projects like Downtown Kihei.

As a result, we had many requests to reconsider affordable housing at Downtown Kihei, including from:

- Mayor Victorino
- Councilmember Kelly King
- Randy Wagner on behalf of KCA



'Ikenakea Development LLC

Bringing the community
vision to life





Hale O Pi'ikea

Affordable Housing Fund Program

Application Submitted: Sept. 27, 2019

‘Ikenakea Development



‘Ikenakea Development LLC - Partners

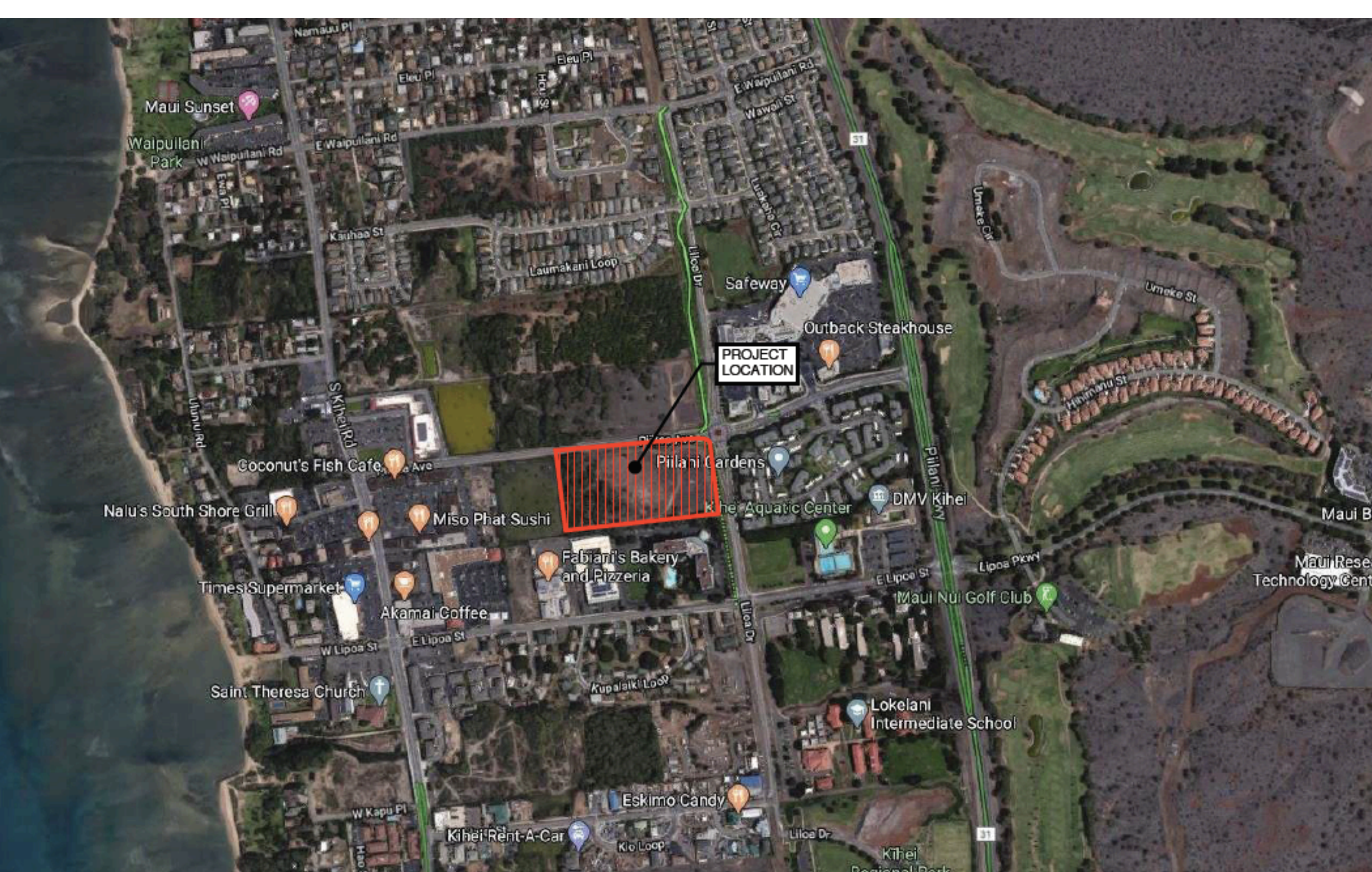


- Hawaiian Community Development Board - Kali Watson, President & Patti Barbee, Senior Vice President



- 3 Leaf - Chris Flaherty, Principal & CEO





Corner of Pi'ikea Ave. and Liloa Dr. in Kihei

Site Location: TMK (2) 3-9-002-076

Community Meetings - KCA and SMAC

- Support from Kihei Community Association & South Maui Advisory Committee
- Entire Site Plan incorporates KCA and SMAC's recommendations
- Follows the approved Downtown Kihei Design Guidelines



June 14, 2020

Jay Krigsman, Krausz Company
David Pyle, Krausz Company
Gwen Hiraga, Munekiyo Hiraga

Aloha Design Team for Downtown Kihei,

We are delighted to see you back and appreciate that you are adding an affordable housing component to your vision. Thank you for meeting with us and giving us an early glance at your ideas. We believe that a mixed use neighborhood of local housing and commercial including the hotel component has the potential to be self-sustaining and successful. We have always supported your walkable/livable town center vision that creates a sense of place.

There are several challenges that we see with the project as proposed, and we have relatively minor changes that could be made to enhance and sustain the outcome of the development. We discussed these briefly during the meeting with you.

South Parcel

1. We would like to see the live/work units brought closer to Pi'ikea Avenue and extended to cover a longer distance. This would create more living units and enhance the "sense of place". Please see the attached sketch. With the parking in the rear it allows for possible uses such as cafes or restaurants to have space for sidewalk tables, and it creates an attractive place for people to gather. Given high density residential, these kinds of public communal spaces provide relief and interest, creating a business attraction and a destination. Local populations quickly discover where parking is available, so it is not necessary or desirable to have it in front of the units. The "sense of place" is worth the trade off and is in keeping with the community's vision for Kihei.

2. We would like to see consolidation of the "green" public space on the makai portion of the site where the retention basin and wetlands are located. If the picnic/play area were located adjacent to these green open spaces, residents would have greater contact with the natural environment. This too is very important in a high density living situation. Please see the attached sketch that shows a broad green walkway with large trees that traverses the parking area providing a meandering path from mauka to makai across the parking lot. It directs one comfortably across the parking to the picnic/play area. There is also a clear direct and easily walked path from the north side of the parking to the Pi'ikea shopping area. Therefore, one can safely navigate the large parking lot in both directions from all the buildings. The roadway is also modified to keep it away from the makai side of the site in front of the townhouses. This further reduces hardscape and further consolidates the green potential of the site. The loss of some townhouse units is gained in the live/work ones. All the other buildings remain the size and location you have shown on your proposed site plan.

Krigsman, Pyle, Hiraga
June 14, 2020
Page 2

3. We understand the buildings themselves are not yet designed for this site, and that they will be of a Hawaiian type design. It is very important that all the units have cross ventilation to take advantage of our trade winds for cooling, reduced energy reliance and for a healthy environment. This would require open corridors with some type of opening on both sides of the unit that could be clerestory jalousies or awning windows along the access hallways. All windows except those facing north are currently required to have shades unless they are super high efficiency glazed. The comfort of living in each unit will be greatly enhanced by having these options. Most government grants used to support housing also have these requirements.

North Parcel

1. It is important that all commercial units be attractive from Pi'ikea Avenue. Pedestrians should feel invited into buildings A, B and C. This is already achieved somewhat between the small commercial buildings on the makai side of the parcel by way of an entry way from the street between the 2 small buildings. The large building near the roundabout should also invite pedestrians to enter. It is unattractive to see the backsides of shops the way we do at Azeka's mauka, lower down on Pi'ikea across from Long's parking lot. With creative design, a sense of place from the Pi'ikea Avenue and the parking lot sides can both be achieved.

2. We would like to see more street trees along the sidewalks for shade and beauty. This too will help define the sense of place, especially as one comes off the roundabout and as one approaches the roundabout. Trees and shade are very important in defining this neighborhood as a pleasant place to be. It would set an example that we could follow throughout Kihei as other projects are brought on. See attached KCA Road Guidelines photo.

3. We are strong supporters of Low Impact Design (LID) principals and would like to see the "green Streets" ideas used throughout both sites. It would mean increased retention by all green spaces receiving runoff from roads and parking. All of this helps to protect and nourish the water table and protects the wetlands and the ocean. See Eco Design Solutions:
<http://www.ecosoldesigns.com/civil-engineering/>

In summary, we are extremely happy to see you moving forward with a viable development. There is huge potential for this to be a stellar project. The changes we are suggesting are relatively minor in the big picture, especially considering how far you have come. We look forward to having further conversation with you as soon as possible. Please feel free to contact us.

Mahalo,

Randy Wagner, AIA, LEED AP
Chair KCA Design Review Committee



Office of Councilmember Kelly T. King
South Maui Residency
Office: 808.270.7108
200 South High Street, 8th Fl
Wailuku HI 96793
mauicounty.us

July 23, 2020

Letter of Support

From: South Maui Advisory Committee

Re: Proposed Project: Hale O Piikea

The development team for Hale O Piikea came before the South Maui Advisory Committee on July 23, 2020. The Committee received a presentation and was able to make inquiries. The subject project made several revisions in response to feedback from community groups to include their prior presentation before this Committee.

Changes included: Project density and sidewalk connectivity between this project, the adjacent preserved wetland areas and retail services.

The Committee unanimously supports this project moving forward to entitlements and construction.

Max Tsai

Chair, South Maui Advisory Committee



Phase 1 - 90 Multi-Family affordable rental housing units

Phase 2 - 96 Senior affordable rental housing units

Phase 3 - Affordable Rental or For-Sale Town Homes



Hale O Pi'ikea - Phase 1
115,733 +/- SF or 2.66 Acres

Summary

- 2 Buildings
- 4 stories (Mid-rise)
- 90 units
- 100% affordable rentals for 61 years
- 30 to 60% AMI

Multi-Family

- one, two & three bedrooms
- on-site parking
- includes a community center
- provision of social service programs



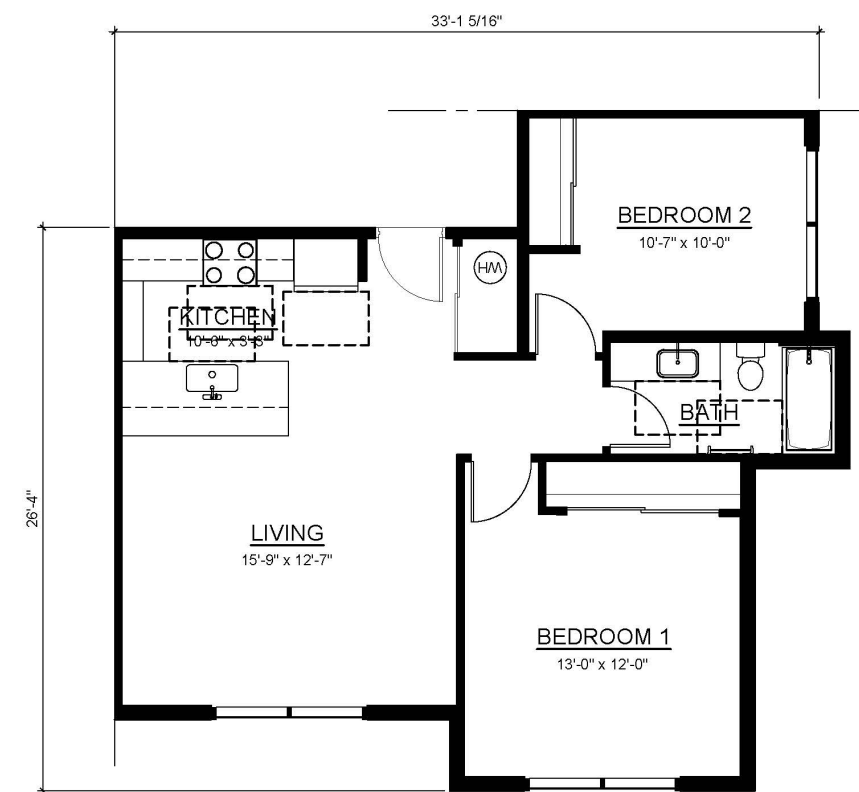
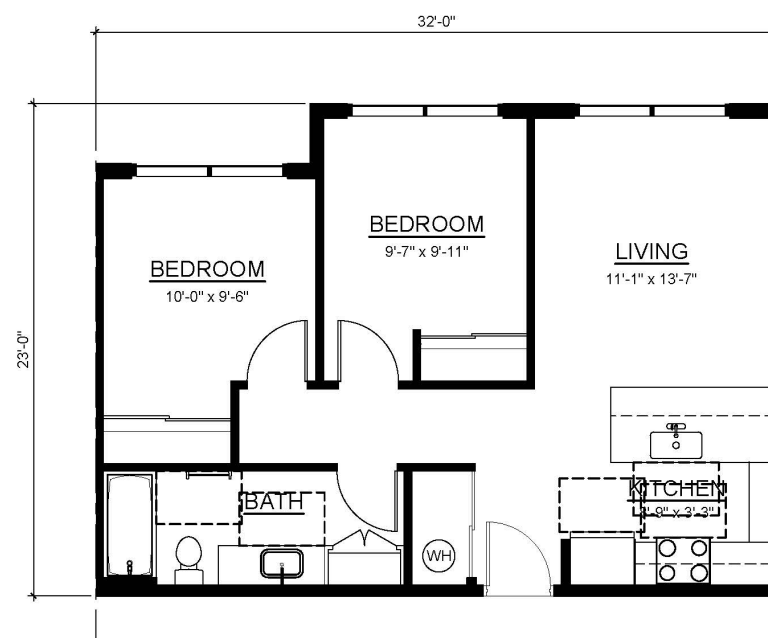
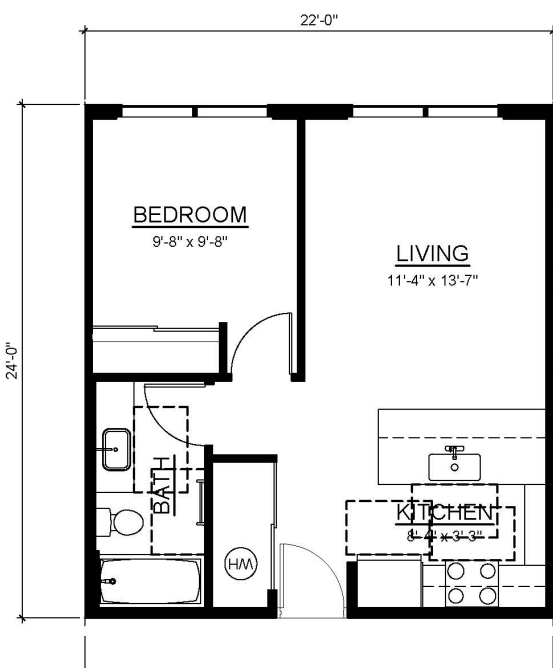
Project General Contractor
Project Architect
Property Management
Lead Service Provider

Moss Construction
Design Partners
Mark Development
Hawaiian Community Assets

Phase 1 Unit Mix				
	1 BR/1 BATH (528 SF)	2 BR/1 BATH (722 SF)	3 BR/2 BATH (1,046 SF)	Total
Units	18	58	14	90

Phase 1 Income Levels					
	30% AMI	50% AMI	60% AMI	Mgr Unit	Total
Units	9	9	71	1	90

	1 BR/1 BATH	2 BR/1 BATH	3 BR/2 BATH	Total
30% AMI	2	5	2	9
50% AMI	2	5	2	9
60% AMI	14	47	10	71
Mgr Unit		1		1
Total	18	58	14	90



NOTE: CLEAR SPACES SHOWN CONFORM WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT (FHA)

0 2' 4' 6'
SCALE: 1/4" = 1'-0"

PHASE 1

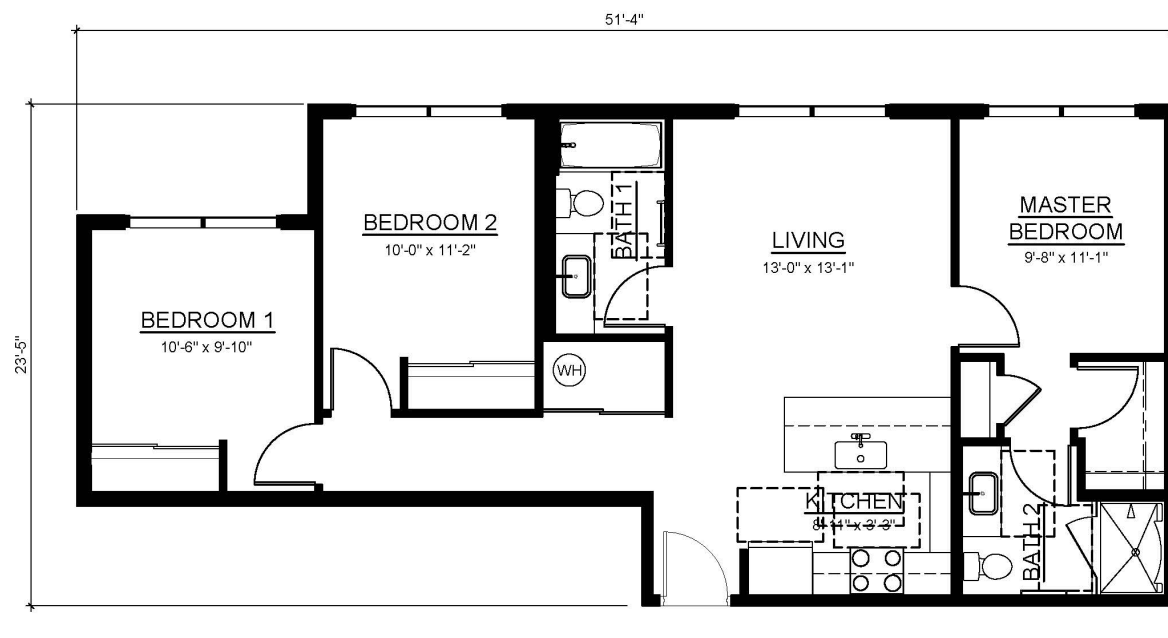
HALE MAKANA O PI'IKEA

Hawaiian Community Development Board

BUILDING A UNIT PLANS

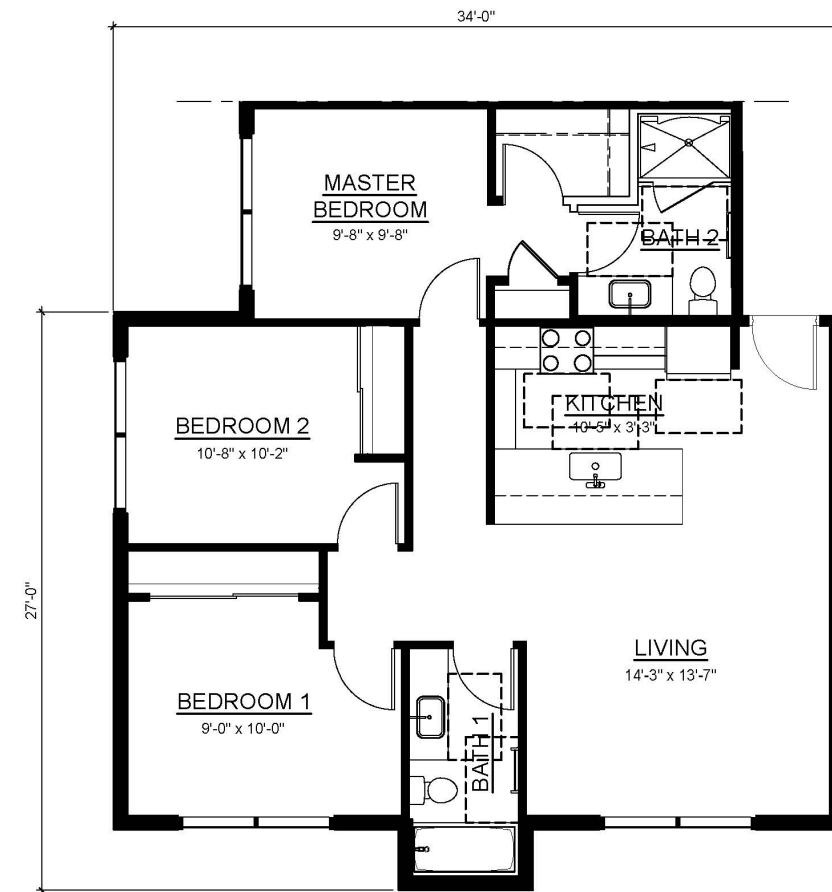
APRIL 17, 2020

DESIGN PARTNERS
INCORPORATED



3 BR UNIT PLAN-OPTION1

1,022 SF



3 BR UNIT PLAN-OPTION2

1,069 SF

NOTE: CLEAR SPACES SHOWN CONFORM WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT (FHA)

0 2' 4' 6'
SCALE: 1/4" = 1'-0"

PHASE 1

HALE MAKANA O PI'IKEA

Hawaiian Community Development Board

BUILDING A UNIT PLANS

APRIL 17, 2020



Unit Type	Income Level	Number of Units	Rent	Utility Allowance	Net Rent
1-Bedroom	30% AMI	2	\$549	129	\$420
1-Bedroom	50% AMI	2	\$914	129	\$785
1-Bedroom	60% AMI	14	\$1,097	129	\$968
2-Bedroom	30% AMI	5	\$658	179	\$479
2-Bedroom	50% AMI	5	\$1,097	179	\$918
2-Bedroom	60% AMI	47	\$1,316	179	\$1,137
3-Bedroom	30% AMI	2	\$761	228	\$533
3-Bedroom	50% AMI	2	\$1,268	228	\$1,040
3-Bedroom	60% AMI	10	\$1,521	228	\$1,293

Rents are based off of the 2020 Affordable Rent Guidelines Prepared by the County of Maui's Department of Housing and Human Concerns for the Island of Maui

Parking and Project Square Footage

Parking Count

*Residential Parking	205
Stalls/Unit Ratio	2.28
Guest Stalls	9
Stalls/Unit Ratio	0.10
Total Parking Stalls	214

*Residents will not be charged a fee for parking in addition to rent

Project Area (Square Feet)

Residential Area	66,005
Common Area	19,028
Parking Area	55,828
Community Resource Center	3,717
Laundry Facility	980
Total Project Area	145,558

Sources and Uses

Sources	Value
Permanent Loan	\$3,633,000
Affordable Housing Program	\$5,768,650
Rental Housing Revolving Fund (RHRF)	\$22,087,177
Tax Credit Equity	\$14,264,617
Total Sources	\$45,753,444
Uses	Value
Construction	\$35,957,996
Soft Costs	\$3,756,629
Interest	\$1,403,645
Financing	\$649,654
Reserves	\$246,258
Developer Fee	\$3,739,262
Total Uses	\$45,753,444

Project Schedule

Milestones for Phase 1	Finish Date
Obtain clearance from Army Corp of Engineers for small wetland on property	November 2020
Execute Workforce Housing Agreement for expedited permitting under Maui Code 2.96	November 2020
Environmental Assessment Exemption Determination	December 2020
Submittal of LIHTC Application to HHFDC	February 2021
Award of 9% LIHTC and RHRF	June 2021
Approval of SMA Permit Amendment Application	July 2021
Close financing and commence construction	February 2022
Complete Project, lease up	March 2023